

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD
IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 3RD OCTOBER 2013
at 7.00pm.

PRESENT: Cllrs: D Anderson (Chairman); M Brandon; C Briton (Deputy Mayor);
A Gibson; J Parkes; T Robbins.

IN ATTENDANCE: Town Clerk F White.
RFO: S Luck.

13/150P APOLOGIES FOR ABSENCE
Cllrs T Butt Philip (The Mayor); N. Kennedy.

13/151P DECLARATIONS OF INTERESTS
Cllr Robbins declared a personal and prejudicial interest in application 2012/1469 as a relevant local business operator; he left the room during consideration of this item.

13/152P MINUTES OF THE MEETING HELD ON 19th September 2013 were proposed, seconded, approved and signed.

13/153P MEETING OPEN TO THE PUBLIC
None present.

13/154P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 Cllr Robbins left the room.
2013/1469 – Full Planning Permission (Alt App No: 030998/034)
JD Weatherspoon PLC The Weathercentre. **Wells Emporium, 18 Priory Road, Wells.**
Change of use of building from shop (use class A1) at ground floor and fitness centre (D2) at first floor, to public house (A4) at ground an first floors including associated works.
RECOMMEND APPROVAL
Cllr Robbins rejoined the meeting.

2 **2013/1829** – Listed Building Consent (Alt App No: 100015/015)
Mr Richard Shaw. **Northam House, Dental Surgery, 15 New Street, Wells.**
Externally vented extraction system, and internal works including erection of a light weight stud partition to sub-divide the existing reception area to create a separate office, redecoration and new floor finishes, new stainless steel sink unit.
RECOMMEND APPROVAL

3 **2013/1832** – Listed Building Consent (Alt App No: 122400/000)
Mrs Auburn Angas. **The Lantern House, Penn Place, South Street, Wells.**
Alterations to the internal layout, alterations to the existing glazing pattern, replacement of tiled roof to zinc sheet to match existing roof slopes, new roof

light to bathroom, and replace decayed timber floor with solid floor.

RECOMMEND APPROVAL

- 4 **2013/1932** – Householder Planning Permission (Alt App No: 116592/003)
Ms F Kelly. **3 Reservoir Lane, Wells.**
Proposed first floor extension.
RECOMMEND APPROVAL
- 5 **2013/1939** - Householder Planning Permission (Alt App No: 121269/004)
Mr Jason D'Ovidio. **1 Stoberry Crescent, Wells.**
Alterations and extensions to form integral garage, rooms in the roof and single storey rear extension.
RECOMMEND APPROVAL
- 6 **2013/1834** – Outline Planning Permission
Mr M Wall. **32 Bekynton Avenue, Wells, Somerset BA5 3NF**
Erection of a dwelling and creation of new vehicle access on land adjacent 32 Bekynton Avenue, Wells
RECOMMEND APPROVAL
- 13/155P** **TREES**
1 2013/1884 – TREE – Conservation Area (Alt App No: 076263/008PG29)
DB & HM Masters. 25 New Street, Wells.
Proposed felling of a Yew tree in a Conservation Area.
RECOMMEND APPROVAL
- 13/156P** **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL** Noted.
- 13/157P** **MDC PLANNING BOARD** 2nd October 2013
2013/1033
Land Adjacent to Wookey Hole Road, Wells
Planning application for outline planning permission (all matters reserved except access) for up to 160 dwellings, a seven-form primary school, and associated public open space, landscaping and infrastructure.
The Deputy Mayor attended the Board meeting and spoke in objection to the application, on behalf of the City Council. The application was approved by the Board.
- 13/158P** **DELEGATED RESPONSIBILITIES**
To delegate authority to the Town Clerk in consultation with the Chairman and Vice Chairman, to decide any urgent matters arising before the next meeting.
Resolved.
- 13/159P** **ANY OTHER MATTERS OF REPORT**

- i. Works to trees in the Market Place to be followed up.

13/160P

The next meeting will be **at 7:00pm on Thursday 17th October 2013.**